

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, AUGUST 11, 2025**

- 1. CALL TO ORDER:** The August 11, 2025, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President Timothy Hayes, called the meeting to order at 7:30 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Timothy Hayes	Jeffrey Sharer
	Brent Smith	Matthew Mayes
	Philip Kessler*	Keeley Rosenthal
	Sean Brennan	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq.
	Vicki Kushto, Esq.*
Borough Engineer:	Erik Garton, P.E.
	Matt Bailor, P.E.*
	Mike Zee, P.E.
Borough Conflict Engineer:	Tim Fulmer, P.E.*
Police Chief:	Michael Regan*
Fire Chief:	Dale Meyers
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

- 2. Pledge of Allegiance:** President Hayes led Council and the audience in the Pledge of Allegiance.
- 3. Council President Announcements:** President Hayes had no comments at this time.
- 4. Public Comment on Non-Agenda Items:** There were no public comments at this time.
- 5. Approval of Minutes:**
- 5.1. Minutes of Meeting of July 14, 2025:**

Motion by Mr. Brennan, seconded by Mr. Mayes, and unanimously carried, approving the minutes of July 14, 2025, meeting, as presented.

6. Payment of Bills:

- 6.1. Bills List dated August 11, 2025, in the amount of \$150,553.90 (all funds).**
- 6.2. Bills List dated July 28, 2025, in the amount of \$39,285.15 (all funds).**

Motion by Mr. Smith, seconded by Mr. Brennan and unanimously carried, approving the bills list for August 11, 2025, in the amount of \$150,553.90 and the bills list for July 28, 2025, in the amount of \$39,285.15.

7. Borough Official Reports:

7.1. Dublin Fire Company: Chief Meyers provided Council with the July 2025 report. They responded to seventeen (17) calls, two (2) of those calls were in the Borough. President Hayes asked about the meeting held in Northampton Township to discuss fire services. A discussion regarding incentives to recruit and retain volunteers began.

Mr. Mayes thanked Chief Meyers for the Dublin Volunteer Fire Company's help with the raffles from Community Day. Due to the weather, Community Day was cancelled and the raffles for that event were displayed at the Dublin Fireman's Carnival and raffled off. A total of \$1,684.00 was raised and will be divided equally between Dublin Volunteer Fire Company and Point Pleasant – Plumstead EMS.

7.2. Mayor: Mayor Hayes shared that a meeting with State Senator Coleman will be scheduled in the coming weeks to talk through capital plans for the next year and align that with potential grant opportunities at the State and Federal level.

7.3. Borough Manager: Ms. Pursell advised that legal notices were mailed out to three properties for non-payment on their utility bill.

7.4. Chief of Police: Chief Regan was not in attendance. A Police Report for July 2025 was provided to Council, which included 151 total incidents. The Bus Patrol School Bus Violation Program had no referrals for July. Dublin Borough Police Department provided services for all 7 nights of the Dublin Fireman's Carnival. Officer Motta attended Stop the Bleed Training at the Upper Bucks Technical School. Dublin Borough Police Department was audited by the Pennsylvania Commission on Crime and Delinquency for compliance with juvenile detainee rules, facilities, and procedures. No issues were found. The PA State Police handled no calls in Dublin Borough during July.

7.5. Borough Engineer: Mr. Garton advised that the Village Green Detention Basin Project pre-con meeting is scheduled for August 13th, and work is expected to begin by mid-September. He also stated that Landmark at Dublin has installed 6 EV Charging Stations in their parking lot. Ms. Pursell added the plans call for 10 charging stations. Mr. MacNair, who spoke with the attorney for the builder, advised that they will be willing to install the remaining 4, if required. However, the operating manager of Landmark at Dublin feels 6 are sufficient.

Mr. Sharer asked how the Village Green Detention Basin will be accessed when work begins. Mr. Zee stated that the trees on Borough property will be removed, and the cost is included in the grant. Also, notification letters will be sent out shortly.

7.6. Borough Solicitor: Mr. MacNair had no comments at this time.

8. Discussion Items:

8.1. Consideration to Approve Signage at LA Convenience & Tobacco, Inc.: Ms. Pursell gave an

overview of the sign request submitted by Chetan Masters (LA Convenience), 105 N. Main Street. Mr. Masters applied for a zoning permit for sixteen (16) LED signs but was denied a permit at that time based on Dublin Borough's Ordinances. He was present at this meeting to request Council's authorization for approval on all signs, as presented. A discussion began regarding the number, size, and brightness of the signs in his request. Also, considered during this discussion was whether the lights should be turned off after operating hours.

Motion by Mr. Brennan, seconded by Mr. Sharer and unanimously carried, approving five (5) LED window signs, one (1) on each first-floor window panel, up to 30% of the window and illuminated only during regular business hours.

8.2. Approval of Final Payment for Middle Road Paving Project: Mr. Zee stated that Horgan Brothers, Inc. completed the Middle Road Paving Project. He requested the final amount of \$105,331.15 to be paid pending the approval of the close out paperwork.

Motion by Mr. Mayes, seconded by Mr. Smith and unanimously carried, to release the final payment to Horgan Brothers, Inc. in the amount of \$105,331.15, pending the approval of the close out paperwork and completion of the ADA ramp.

8.3. Request for Fire Police – Sellersville Borough: Ms. Pursell stated she received a request from Sellersville Borough for Fire Police assistance at the Sellersville Gallery of the Arts, scheduled for Sunday, September 21, 2025, from 7:00 am – 7:00 pm.

Motion by Mr. Smith, seconded by Ms. Rosenthal and unanimously carried, authorizing available Fire Police to assist at Sellersville Gallery of the Arts, scheduled for Sunday, September 21, 2025, from 7:00 am – 7:00 pm in Sellersville Borough.

8.4. Authorization to Open General Fund CD: Ms. Pursell stated that on September 22, 2024, the Borough opened a 12-month General Fund CD with the Bank of Montgomery. This CD will mature on September 22, 2025. She is seeking authorization to open a new General Fund CD through PLGIT with the bank offering the highest interest rate on September 22, 2025.

Motion by Mr. Sharer, seconded by Ms. Rosenthal and unanimously carried, authorizing opening a new General Fund CD through PLGIT with the bank offering the highest interest rate on September 22, 2025, in the amount of \$238,000.

Motion rescinded by Mr. Sharer, seconded by Ms. Rosenthal, and unanimously carried, authorizing opening a new General Fund CD through PLGIT with the bank offering the highest interest rate on September 22, 2025, in the amount of \$238,000.

Motion by Mr. Mayes, seconded by Mr. Smith and unanimously carried, authorizing opening a new General Fund CD through PLGIT with the bank offering the highest interest rate on September 22, 2025, in the amount of \$250,000.

8.5. Consideration to Apply for the Local Share Account Grant: Mr. Zee gave an overview of the details and process to apply for a Local Share Account Grant. He suggested two sewer expansion projects taking place in Dublin Borough to consider; Sanitary Sewer Expansion in Rickerts Road and Sanitary Sewer Expansion in Kern Drive Interceptor.

Motion by Mr. Sharer, seconded by Mr. Smith and unanimously carried, authorizing Gilmore & Associates to submit an LSA grant application for the sanitary sewer expansion on option one, Rickerts Road from MH 81 to MH 19 with the estimated cost for the grant application of \$5,000.00 additionally, if option one becomes unavailable, Council agreed to apply for a grant using option two.

9. Committee Reports: Mr. Mayes thanked the Dublin Volunteer Fire Company for their help raffling off the Community Day 2025 donations at their Dublin Fireman's Carnival. A total of \$1,684.00 was raised and will be divided equally between Dublin Volunteer Fire Company and Point Pleasant – Plumstead EMS.

Mr. Sharer announced that the Finance Committee will hold a budget meeting on September 8, 2025 at 6:00 pm.

10. Public Comment: There were no Public Comments at this time.

11. Comments from Council Members: There were no comments from Council Members at this time.

12. Executive session to discuss potential litigation: President Hayes announced that Council would be going into executive session to discuss potential litigation and would not be coming back out.

13. Adjournment: Upon motion by Mr. Sharer, the meeting was adjourned at 8:38 p.m.

Respectfully Submitted,

Date Approved: 09/08/2025

Colleen M. Pursell
Colleen M. Pursell, Manager/Secretary